

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes \_\_\_\_\_  
no X

Property Name: Charles Ludlam House Inventory Number: WO-345  
Address: 100 South Baltimore Avenue City: Ocean City Zip Code: 21842  
County: Worcester USGS Topographic Map: Ocean City  
Owner: Christopher Ryden et. al. Is the property being evaluated a district? \_\_\_\_\_ yes  
Tax Parcel Number: 2595 Tax Map Number: 110 Tax Account ID Number: 10-028086  
Project: Ocean City Façade Improvemet Project Agency: DHCD  
Site visit by MHT staff: X no \_\_\_\_\_ yes Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Is the property is located within a historic district? \_\_\_\_\_ yes X no

If the property is within a district District Inventory Number: \_\_\_\_\_  
NR-listed district \_\_\_\_\_ yes Eligible district \_\_\_\_\_ yes Name of District: \_\_\_\_\_  
Preparer's Recommendation: Contributing resource \_\_\_\_\_ yes \_\_\_\_\_ no Non-contributing but eligible in another context \_\_\_\_\_ yes

If the property is not within a district (or the property is a district) Preparer's Recommendation: Eligible \_\_\_\_\_ yes X no

Criteria: \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D Considerations: \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_ E \_\_\_\_\_ F \_\_\_\_\_ G \_\_\_\_\_ None

Documentation on the property/district is presented in:  
MHT Library

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

According to information contained in the Maryland Inventory of Historic Properties (MIHP) Form for this property, the building is "...one of the more prominent Queen Anne styled dwellings still standing in the old part of Ocean City." Although the property dates from circa 1902, it has been covered in aluminum siding (the current proposal involves replacing the aluminum siding with vinyl siding) and a restaurant was added to the ground floor at an unknown point in the past. While the building could be considered a contributing element if it were located in a historic district, the new addition overwhelms the historic façade beyond the point where it could be considered individually eligible for listing in the National Register of Historic Places.

Prepared by: C. Andrew Lewis Date Prepared: 03/06/2003

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended X  
Criteria: \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D Considerations: \_\_\_\_\_ A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_ E \_\_\_\_\_ F \_\_\_\_\_ G \_\_\_\_\_ None  
MHT Comments

C. Andrew Lewis ✓

Reviewer, Office of Preservation Services

Reviewer, NR Program

March 06, 2003

Date

Date

200300427

W0-345



Maryland Department of Assessments and Taxation  
**WORCESTER COUNTY**  
 Real Property Data Search

[Go Back](#)  
[View Map](#)  
[New Search](#)

District - 10 Account Number - 028086



Property maps provided courtesy of the Maryland Department of Planning ©2004.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning  
 web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

100 S. Baltimore Avenue

Scope of work:

- 1) Vinyl Siding - install
- 2) double hung windows - install



W0-345

**MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐  
no ☒

Property Name: Charles Ludlum House Inventory Number: WO-345  
Address: 100 S. Baltimore Avenue Historic district: ☐ yes ☒ no  
City: Ocean City, MD Zip Code: 21842 County: Worcester  
USGS Quadrangle(s): Ocean City  
Property Owner: Alivizatos Gerasimos Tax Account ID Number: 028086  
Tax Map Parcel Number(s): 2595 Tax Map Number: 110  
Project: US 50 over Sinepuxent Bay Bridge Replacement Agency: FHWA/SHA  
Agency Prepared By: MD SHA, Architectural Historian  
Preparer's Name: Anne E. Bruder Date Prepared: 09/20/2007  
Documentation is presented in: Project Review and Compliance Files  
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no  
Revisit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Paul Touart does not describe this building in *Along the Seaboard Side -- The Architectural History of Worcester County, Maryland* (1994). The Charles Ludlum House is a former 3 story single family dwelling with an octagonal tower in the southeast corner of the building. The ground floor has been enclosed with walls and glass windows and converted to a commercial restaurant. The house stands at the southwest corner of Somerset and Baltimore Avenues and is known in 2007 as "Soprano's Pizza." SHA and MHT previously concurred that the building contributed to the Ocean City Survey District (WO-412), which is not eligible for inclusion in the National Register of Historic Places due to the lack of integrity of individual buildings. The Ludlum House is one example of the poor integrity found in the district.

The single family dwelling has been converted to commercial uses, the windows have been replaced and the roof clad in composite shingles. The construction of enclosed spaces in the ground floor and a restaurant kitchen prevent the building from conveying its significance as an early twentieth century dwelling. Research conducted did not identify events or persons of local, state or national importance and the Charles Ludlum House is not individually eligible for the NRHP under Criteria A or B. Due to the alterations and change in function, the Ludlum House is not eligible for the NRHP under Criterion C (architecture). Criterion D was not investigated as part of this study.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended ☐ Eligibility not recommended ☒  
Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

MHT Comments:

*Tim J. J. J.* ✓  
Reviewer, Office of Preservation Services

12/14/07  
Date

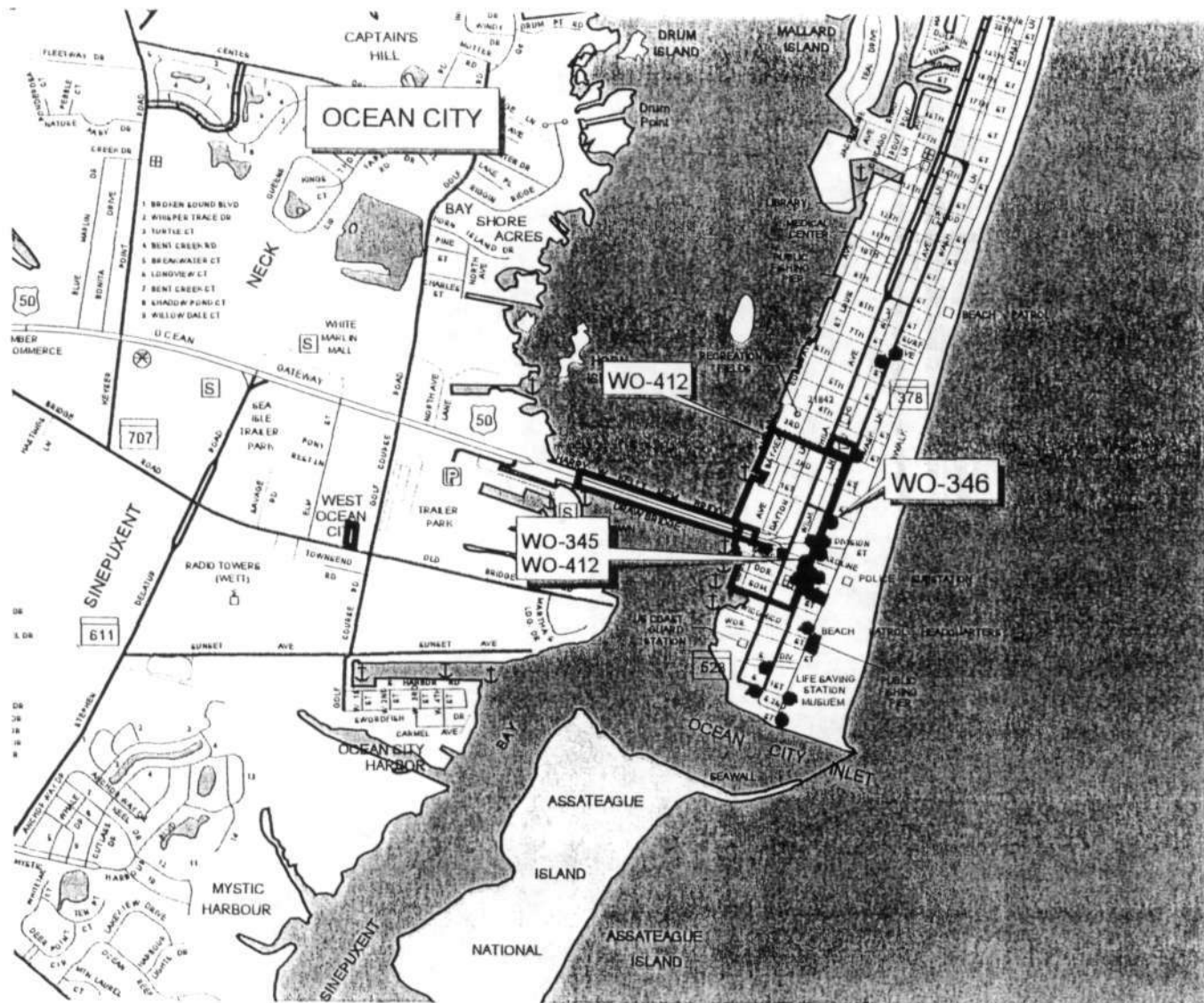
*N/A*  
Reviewer, National Register Program

Date

200703856



# Location Map showing Charles Ludlum House, WO-345





W0345

CHARLES LUDLOW HOUSE (CORRADO  
PIZZA)

Worcester Co. MD.

ANNE. B. 11/22 000092 1/13+ (5R10 11)

9-6-07

WIDSAPO

LOOKING SOUTH WEST AT NORTH  
AND EAST FACADES.

1/2





WHP 000-345

CHARLES LUDLUM. HOUK (SARANO'S  
PIZZA)

WORCESTER CO., MD.

ANNE ARUNDEL 000092 12/13/ (SR10 11)

9-16-07

MD SAPO

LOOKING NORTHWEST AT SOUTH

4 EX 1 FACADES.

2/2.

WO-345  
Charles Ludlam House  
Ocean City  
Private

c. 1903

Better known to older residents of Ocean City as the Robert Showell house, this two-and-a-half story frame dwelling on Baltimore Avenue was erected shortly after 1902 when Charles Ludlam bought from Joshua J. Dunton and his, Mary, Lot 53 for \$300. It is estimated that the house was erected shortly afterwards. During the early 1920s the house and lot were sold to John D. Letcher, then living in Norfolk, Virginia, for \$4000. In 1926 John D. Letcher, who had relocated his principal residence to Lexington, Virginia, transferred the Baltimore Avenue house to Margaret Letcher Showell and her children. The house remained under Showell family ownership until 1936.

Now housing the Regal Restaurant, the Queen Anne style house is one of the more prominent early twentieth century dwellings still standing in the "Old Town" Ocean City. Rising on the southeast corner is a distinctive three-story octagonal tower.

HISTORIC CONTEXT INFORMATION

Resource Name: CHARLES LUDLAM HOUSE

MHT Inventory Number: WU-345

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN DATA:

- 1) Historic Period Theme(s):

Architecture

- 2) Geographic Orientation:

Eastern Side

- 3) Chronological/Developmental Period(s):

Industrial / Urban Dominance

- 4) Resource Type(s):

(1870-1930)

Storing- Structure

SINGLE FAMILY DWELLING  
WITH COMMERCIAL SPACE

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

Survey No. WO-345

Magi No.

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic CHARLES LUDLAM HOUSE

and/or common Regal Restaurant

**2. Location**

street & number 100 South Baltimore Avenue ☐ not for publication

city, town Ocean City ☐ vicinity of congressional district First

state Maryland county Worcester

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Benjamin McAllister, Jr.

street & number telephone no.:

city, town Hurlock state and zip code MD 21643

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Worcester County Clerk of Court liber FWH 166

street & number Worcester County Courthouse folio 61

city, town Snow Hill state MD 21863

**6. Representation in Existing** Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

## 7. Description

Survey No. WO-345

### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Charles Ludlam house stands at 100 South Baltimore Street in the center of Ocean City, Worcester County, Maryland. The two-and-a-half story frame house, now known as the Regal Restaurant, faces east with the main gable roof oriented on a north/south axis.

Built c. 1902, the two-and-a-half story, three-bay frame house is supported on a high concrete block foundation, and the dwelling is sheathed with a uniform layer of aluminum siding. The steeply pitched gable roof is covered with asphalt shingles.

The east (main) elevation is an asymmetrical facade with a center entrance sheltered by a wraparound tapered post porch. The partially glazed front door is flanked by two-light sidelights and topped by a three-light transom. Two-over-two sash windows flank the entrance, and rising on the southeast corner of the building is a three-story tower topped by a short octagonal roof. Each face on each floor is pierced by a single-pane sash window. The opposite, northeast corner is marked by a slightly projecting gabled pavilion. The ground floor currently houses the restaurant.

Two-over-two sash windows light the restaurant building from the north and south. An exterior brick chimney rises against the south gable end. Attached to the back of the restaurant is a large two-story rear wing.

The interior was not seen.



## 8. Significance

Survey No. W0-345

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/orApplicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ GLevel of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The Charles Ludlam house, now housing the Regal Restaurant, dates from the early years of the twentieth century. One of the more prominent Queen Anne style dwellings still standing in the old part of Ocean City, the restaurant building rests on a high concrete block foundation. Rising on the southeast corner is a distinctive three-story, octagonal tower. The building is one of a handful of Victorian dwellings that retains its basic integrity.

### HISTORY AND SUPPORT

Better known as the Robert Showell house, this two-and-a-half story frame dwelling on Baltimore Avenue was erected shortly after 1902 when Charles Ludlam bought Lot 53 from Joshua J. Dunton and his wife, Mary, for \$300. (FHP 16/370) It is estimated that the house was erected shortly afterwards. During the early 1920s the house and lot were sold to John D. Letcher for \$4000. (ODC 41/389) In 1926 John D. Letcher transferred the Baltimore Avenue house to Margaret Letcher Showell and her children. The house remained under Showell family ownership until 1936. (BB 24/516)



WO-345  
Charles Ludlam House  
100 South Baltimore Street  
Ocean City, Maryland  
Chain of title

FWH 166/61

Lottie H. Jarmon, widow

to

3/27/1963

Benjamin McAllister, Jr. and  
Mary C. McAllister of Hurlock,  
Dorchester County, Maryland

BB 24/516

Mary L. Showell, widow of  
Robert J. Showell of Lexington, Va.

to

1/28/1936

Winfield S. Wallace  
Evelyn E. Wallace  
undivided one-half interest in Lot  
No. 53 on the Old Town plat

-other half interest to Walter A. Jarman  
and Lottie H. Jarman, ... and being  
all the same property in which the  
undivided one-half interest of said  
Winfield S. Wallace was conveyed to  
said Walter A. Jarman by deed dated  
3/18/1939 and recorded B.B. 37/579,  
The said Walter A. Jarman died on or  
about May 9/ 1962.

SMC 56/363

John D. Letcher, widower of Lexington  
Virginia

to

2/1/1926

Margaret L. Showell and her children  
John Letcher Showell, Robert J.  
Showell, Jr., et al.

Lot No. 53

WO-345  
Charles Ludlam House  
Chain of title continued

Page 2

ODC 41/389

Lloyd E. Jester  
Irma W. Jester of Ocean City, MD

to

9/1/1921

John D. Letcher of Norfolk, Va.  
\$4000.00 all that part of Lot 53  
together with improvements

ODC 39/213

Charles Ludlam, widower

to

10/19/1920

Lloyd E. Jester of Worcester Co.  
\$4000.00 together with the improvements  
thereon

FHP 16/370

Joshua J. Dunton  
Mary Dunton

to

2/19/1902

Charles Ludlam  
\$300 al that lot and parcel of land  
known as Lot 53

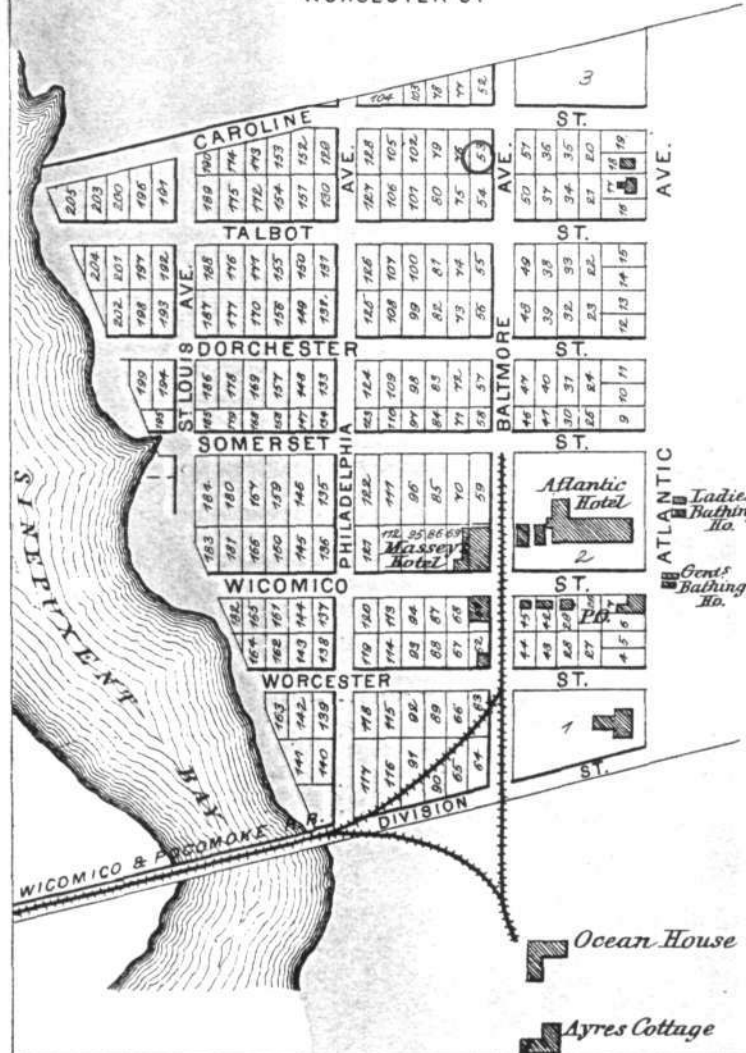
**EAST BERLIN CITY**  
East Berlin Dist.  
WORCESTER C9

**STREET GRID:**

100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120
121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162
163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183
184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204

**Other Labels:** Ocean Avenue, Green Point Road, Island Point, South Point, Little Egg Beach, Breakers Beach, Birch, School No. 6, Birch, Salt Works.

East Berlin Dist.  
WORCESTER CO



**J. TRACY**, Proprietor of Atlantic Hotel, Ocean City;  
also, of Peninsula House, Salisbury.  
**SAM'L. J. MASSEY**, Proprietor of Seaside House,  
Ocean City, Md. Terms, two dollars per day; ten  
dollars per week; meals fifty cents each. Liberal  
arrangements made with families. First-class Bar,  
Bowling Alley and Livery Stable attached.  
**COFFIN & LYNCH**, Proprietors of the Ocean  
House, Ocean City.

**JOHN P. R. GILLISS**, Physician and Surgeon.  
**P. W. DALE & BRO.**, Dealers in Dry Goods, Notions, Boots, Shoes, &c., &c.  
**P. WHALEY**, Merchant and R. R. Agent.  
**E. T. WHALEY, & CO.**, Dealers in Dry Goods, Groceries, Hats, Caps, Boots, Shoes, and Notions.  
**JAMES WHALEY**, Judge of the Orphans' Court.  
**LEANDER CLIFTON**, Blacksmith. All work in his line done to order.  
**J. E. WHITAKER**, Proprietor of Whaleyville Steam Saw Mills. Grinding, Sawing and Carding. All work done in good order.



